Mary Smith
Planning Service
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

Our ref: EEH/16874

By Email Only

23 June 2025

Dear Mary,

PLANNING APPLICATION MC/25/1075 DISCHARGE OF CONDITION 40 OF PLANNING PERMISSION MC/20/3237 MOUNTBATTEN HOUSE, 28 MILITARY ROAD, CHATHAM, MEDWAY ME4 4JX

We write on behalf of the applicant, Medway Development Company in relation to the above application and to respond to your email of today's date.

CONDITION 40 BIODIVERSITY ENHANCEMENT: SOFT LANDSCAPING DETAILS

As requested in your email of today's date, we enclose with this letter the following plans:

- 834/ALA/ZZ-ZZ-D-L-0001_P07 Detailed Planting Plan: Ground Floor
- 834/ALA/ZZ-ZZ-D-L-0003_P06 Soft Details
- Landscape Management and Maintenance Plan (December 2024)

The soft landscape plans have been prepared by the project's landscape architects, Ares Landscape Architects.

The above plans have also been submitted as part of Planning Application MC/24/0008 which is an amendment application seeking consent to vary conditions 3 (approved drawings) and condition 22 (parking provision) to allow minor changes including changes to the residential entrance design and balconies for the apartments and alterations to the parking provision, together with provision of details pursuant to conditions 16 (elevation detailing), 18 (balcony design) and 20 (landscaping), and the variation of the wording for condition 19 (rooftop development) of planning permission MC/20/3237 (change of use and extension of Mountbatten House with associated works including to former bus station).

The Detailed Planting Plan: Ground Floor (Drawing No. 834/ALA/ZZ-ZZ-D-L-0001_P07) sets out in detail the proposed planting plan schedule and includes a plan of specimens and block planting at ground floor level. The planting plan schedule includes plant specification, container size, mature height, density, groupings and area.

The Soft Details Plan (Drawing No. 834/ALA/ZZ-ZZ-D-L-0003_P06) also prepared by Ares Landscape Architects shows cross sections of the typical planter detail and the tree pits in soft landscape.

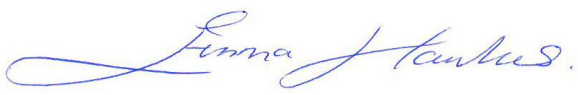
As you are aware, in terms of proposed detailed planting schedule and plan for the rooftop, this will be submitted at a later stage as part of a separate planning application for the amended rooftop development. Planning Application MC/24/0008 includes proposed amended wording to conditions 19 and 40.

The amendment to the wording of condition 19 requires the details of the rooftop development at Mountbatten House to be submitted prior to the first occupation of any of the residential units or the first use of any of the commercial units, which includes details of the architectural design, sections, layout, external area layout including vegetation placement, demonstrating that the roof is structually able to allow for tree planting, details of planting and an associated planting management plan, the potential/mitigated impact of wind for rooftop users, measures to prevent access between public and private areas and perimeter treatment to prevent falling/thrown objects. The approved scheme shall be completed prior to the first occupation of the residential development and the use of any of the roof area of Mountbatten House and shall be retained as such thereafter.

The amended to the wording of condition 40 requires the details to be agreed as part of this application (Planning Application MC/24/1075) to be implemented as approved in accordance with an agreed timetable and therefore maintained, or before the first use or occupation of any of the development details of how the development will enhance biodiversity shall be submitted and approved in writing to include the provision of bird boxes and native species planting in any landscaping and including a timetable for implementation.

We trust that this additional information for the discharge of condition application (Planning Application MC/25/1075 is satisfactory and addresses the queries raised by KCC Ecology. However, please feel free to contact me in the meantime if you have any queries or require any additional information.

Yours sincerely,



Emma Hawkes
Associate Director
email: emma.hawkes@dhaplanning.co.uk
Enc:
834/ALA/ZZ-ZZ-D-L-0001_P07 Detailed Planting Plan: Ground Floor
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